
Z-2532
ROSSVILLE FARM REALTY, LLC
R1A & I3 TO GB

STAFF REPORT
May 9, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting the rezoning of three lots in the L.U.R. Industrial Park Subdivision plus an adjacent 11.811 acres (Bennett's Greenhouse) from R1A and I3 to GB. The majority of the site is used and owned by Bennett's Greenhouse; the business has consented to this rezone request. The three platted lots are owned by petitioner. The property is located at the southwest corner of McCarty and Creasy Lanes, Lafayette, Fairfield 35(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The earliest zoning maps show this corner of McCarty and Creasy Lanes with Residential zoning (R1A) and Industrial zoning to the west and south. A lot on Creasy Lane owned by Bennett's Greenhouse was rezoned from R1 to GB in 2000 (Z-1977). The other 3 corners of the intersection are all zoned GB with residential zoning further to the northeast and southeast.

AREA LAND USE PATTERNS:

Bennett's Greenhouse occupies most of the land in this request. Also included in the request are three lots in the L.U.R. Industrial Park Subdivision. The westernmost lot (designated as Lot 1-C), is graveled and unimproved, the middle lot (1-B), has a vacant building for lease, and the easternmost lot (1-A), fronts Creasy and has a small-strip center that is occupied by retail and service related uses.

TRAFFIC AND TRANSPORTATION:

The subject land is located at the southwest corner of McCarty and Creasy Lanes, secondary and primary arterials respectively. Traffic counts taken in 2006 indicate that 12,429 vehicles travel this stretch of McCarty and counts taken in 2004 show over 18,000 vehicles travel Creasy Lane.

Parking in the GB zone is required to be paved. Both the greenhouse and lots 1-B and 1-A have paved parking lots. The westernmost lot is unimproved and is gravel and possibly used as overflow parking for the middle lot.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. Per UZO 4-9-3-a, a Type A bufferyard is required where GB zoning abuts I3 zoning.

STAFF COMMENTS:

Petitioner is seeking this rezone for three purposes:

- To make Bennett's Greenhouse a conforming land use;
- To rezone the three lots in the L.U.R. Industrial Park Subdivision to better reflect the existing uses and;
- Make the remaining leasable space more marketable.

Bennett's Greenhouse is currently located in three different zoning districts, I3, GB and R1A. Greenhouses are permitted in the GB and I3 zone, but a footnote in the ordinance indicates retail sales are not permitted in the industrial zones. Greenhouses are not permitted in the R1A zone. If this rezone is approved, Bennett's Greenhouse will have all of its holdings in one conforming zoning district, GB, instead of the existing mix of zones.

The three platted lots in this request that are south of Bennett's are part of the L.U.R. Industrial Park Subdivision. The westernmost lot is unimproved and mostly gravel, the middle lot currently has a vacant building, and the eastern lot fronts Creasy and supports a number of uses in a strip-center development. These businesses are commercial in nature and would fit within the GB zone. Additionally, the owner has stated that commercial zoning would make these units appeal to a larger clientele that could use the space as it currently exists.

As evidenced by the mix of land uses at the four quadrants of the McCarty/Creasy intersection, this area of Lafayette is a mix of residential, commercial and some industrial uses. While portions of the area are still active and viable industrial areas, such as other properties within the L.U.R. Industrial Park, the area along the Creasy Lane corridor has steadily filled in with commercial uses. This rezone simply continues this trend and makes a long-standing nonconforming use, conforming.

STAFF RECOMMENDATION:

Approval